



**MINUTES
SPECIAL MEETING
of THE MARY ESTHER LOCAL PLANNING AGENCY
November 17, 2025 - 5:00 PM
195 Christobal Road – North, Mary Esther, FL 32569**

LOCAL PLANNING AGENCY PRESENT

Chris Stein, Chairman
Bernie Oder, Board Member
Susan Coxwell, Board Member

April Sutton, Board Member
Larry Carter, Board Member
Richard Lawson, Board Member

CITY STAFF PRESENT

Jared Cobb, City Manager
Hayward Dykes, City Attorney
Dillon Morris, City Clerk

Tyler Reed, Community Development Director



1. INVOCATION

No invocation given.

2. CALL TO ORDER

The meeting was called to order by Mayor Stein at 5:01 p.m.

3. PLEDGE OF ALLEGIANCE

Mayor Stein led the pledge of allegiance.

4. ROLL CALL

The City Clerk called the roll as reflected above.

5. ADMINISTRATION OF OATH TO THOSE PERSONS TESTIFYING

City Clerk Morris administered the oath to all who would speak that night.

6. ITEMS FOR CONSIDERATION

6.1. Big Box Retail/ Grocery Market Major Preliminary Development Order

Community Development Director Tyler Reed led the presentation (attached) of the big box retail/grocery market major preliminary development order. There was some discussion. Mayor Stein opened public comment, but no one spoke on the topic.

Mayor Stein asked if LPA had any discussion, and they discussed the proposed major preliminary development order. Mayor Stein asked for a motion for the Local Planning Agency to forward a recommendation to the City Council to approve the preliminary development order for the proposed big box retail / grocery market, consistent with the findings and conditions outlined in this report, subject to the resolution of outstanding issues related to the unity of title and zoning consistency. Councilmember Sutton initiated the motion, seconded by Councilmember Coxwell. The motion passed 4-1.

RESULT:	PASSED (4-1)
MOVER:	Councilmember April Sutton
SECOND:	Councilmember Susan Coxwell
AYES:	Larry Carter, Bernie Oder, April Sutton, Susan Coxwell
NAYS:	Richard Lawson

7. ADJOURN

The council meeting adjourned at 5:30 p.m.

Minutes approved at the 12/8/25
meeting.

Dillon Morris
Dillon Morris, City Clerk





City of Mary Esther
Community Development Department

Redevelopment of Santa Rosa Mall: Preliminary Development Order for Grocery Store and Fuel Station



LOCATION AND BOUNDARIES OF THE PROJECT AREA

Santa Rosa Mall – Former JCPenney and adjacent parcels



ZONING AND FUTURE LAND USE MAP (FLUM) DETAILS

Zoning Classifications

C-2 General Commercial District

Future Land Use Designations

Commercial

Overlays

Town Center Overlay



SITE PLAN

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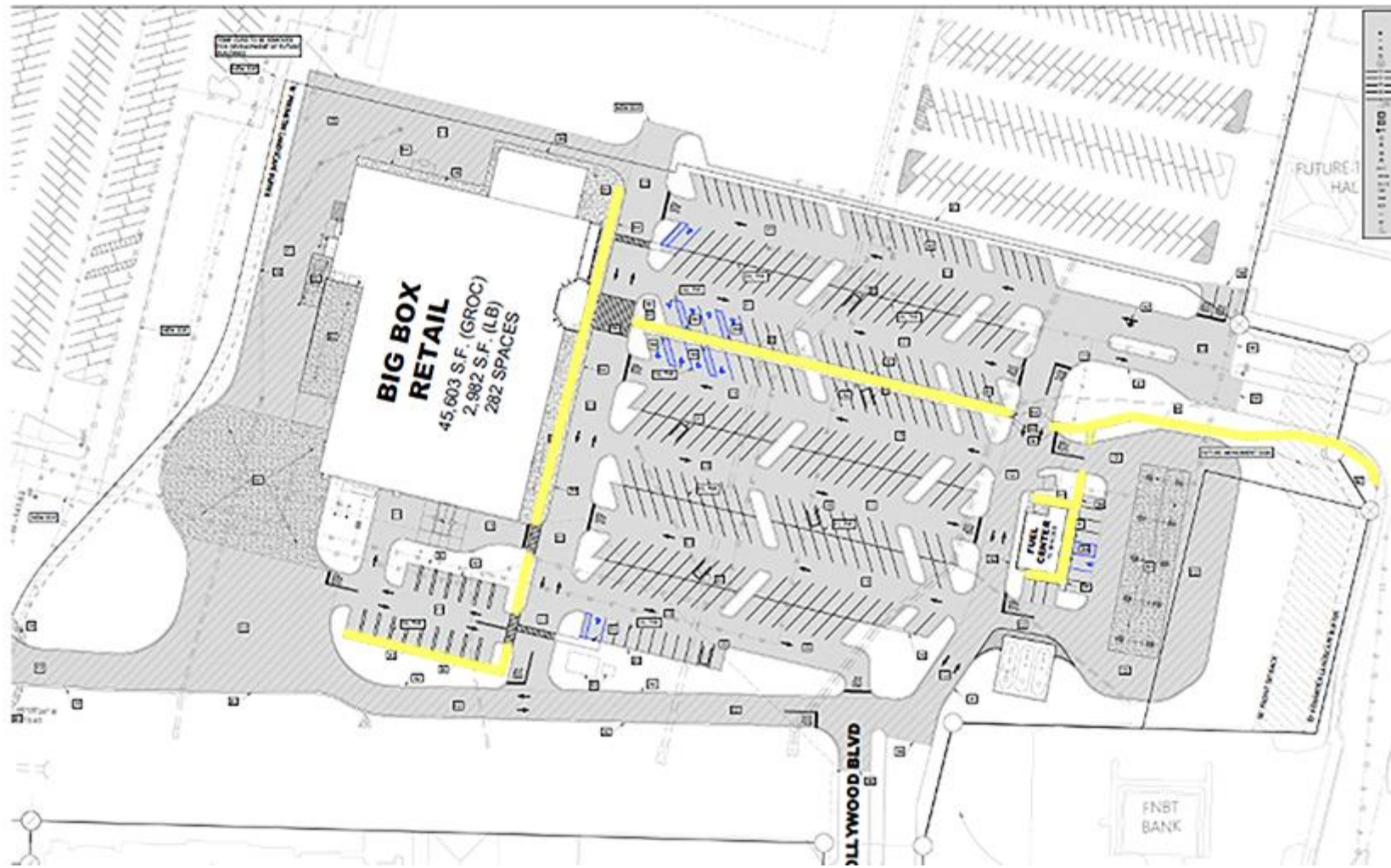
SP1 General Site Plan
November 10th, 2025

Santa Rosa Mall
Mary Esther Blvd. & Hollywood Blvd., Mary Esther, FL

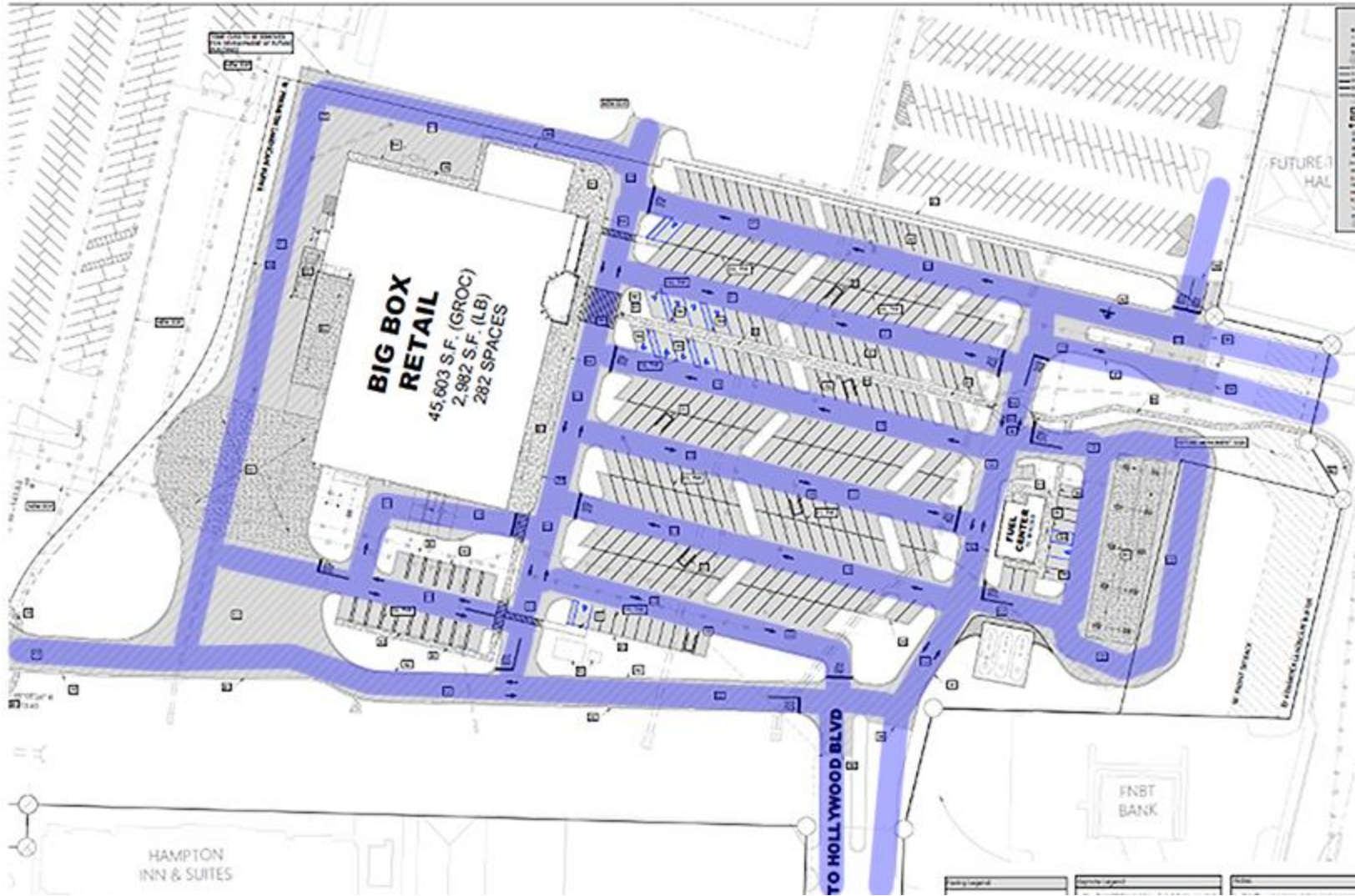




SITE PLAN

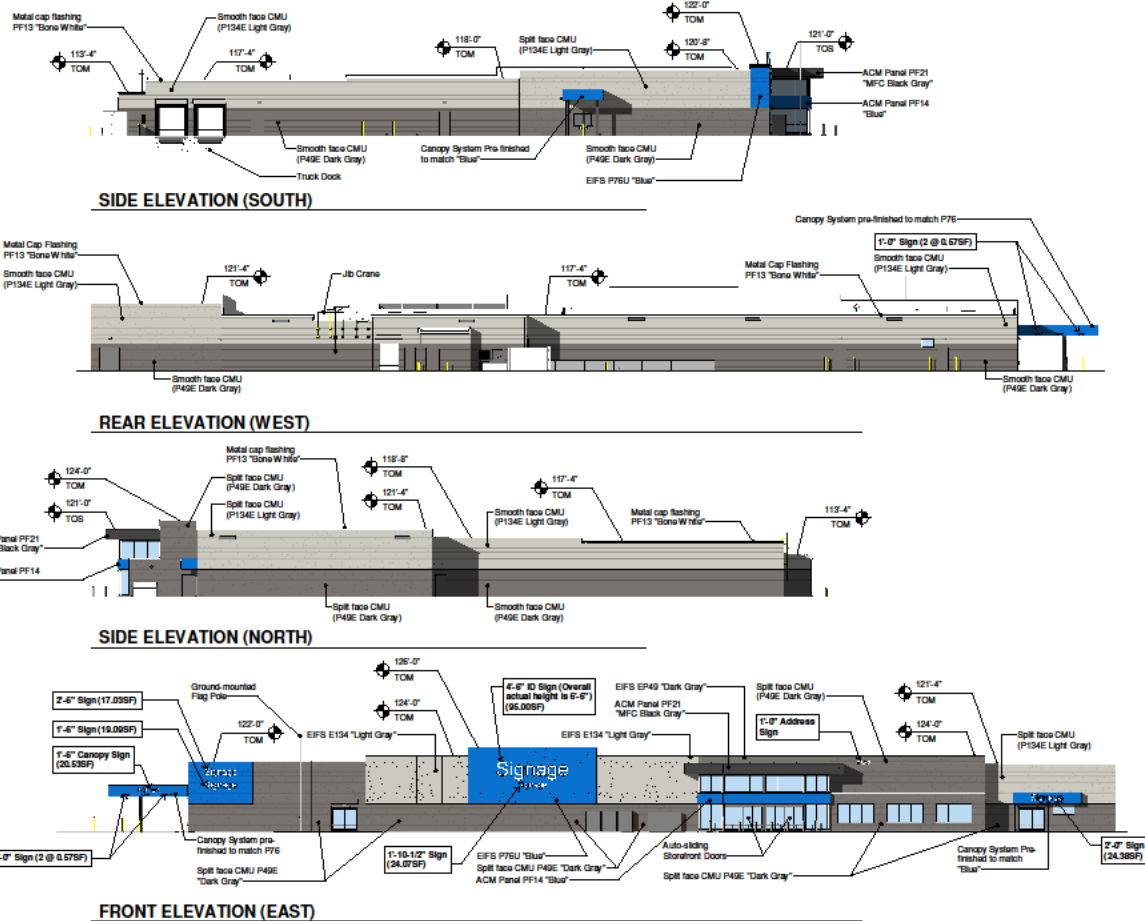


SIDEWALKS



DRIVE AISLES/ CONNECTIVITY

BIG BOX RETAIL/GROCERY STORE AND FUEL STATION CONCEPTS



The redevelopment features a new retail/grocery store aimed at meeting local community needs with convenience and variety.

BIG BOX RETAIL/GROCERY STORE AND FUEL STATION CONCEPTS

Fuel Station

A fuel station is planned to enhance accessibility and convenience for community members and travelers.



brr

10/23/24

Walmart

90145-000 ST. AUGUSTINE, FL

FUEL CANOPY

BD17

BIG BOX RETAIL/GROCERY STORE AND FUEL STATION CONCEPTS

Adjacent Convenience Store

An adjacent convenience store is planned to enhance accessibility and convenience for community members and travelers.

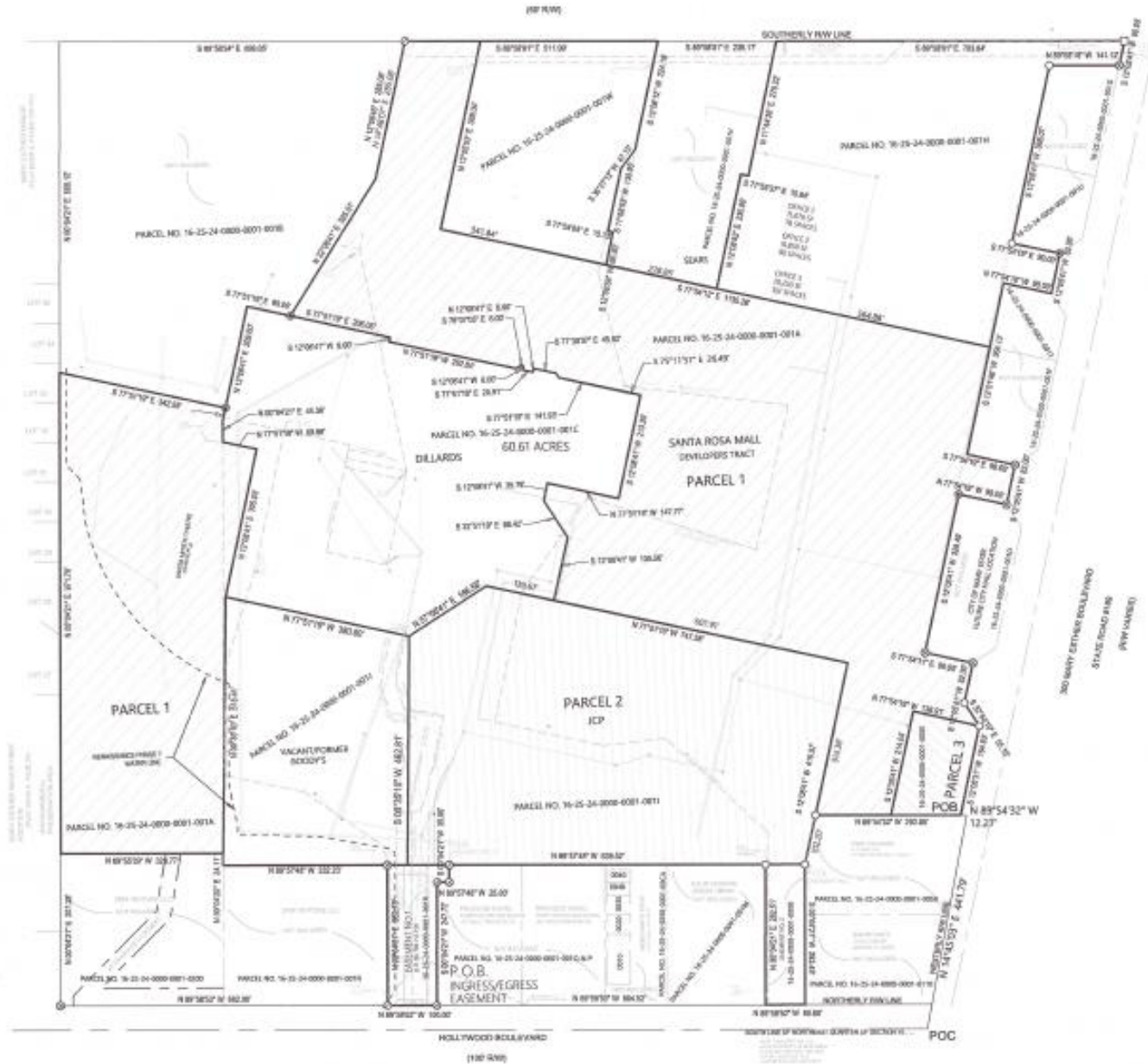


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Walmart

FUEL STATION

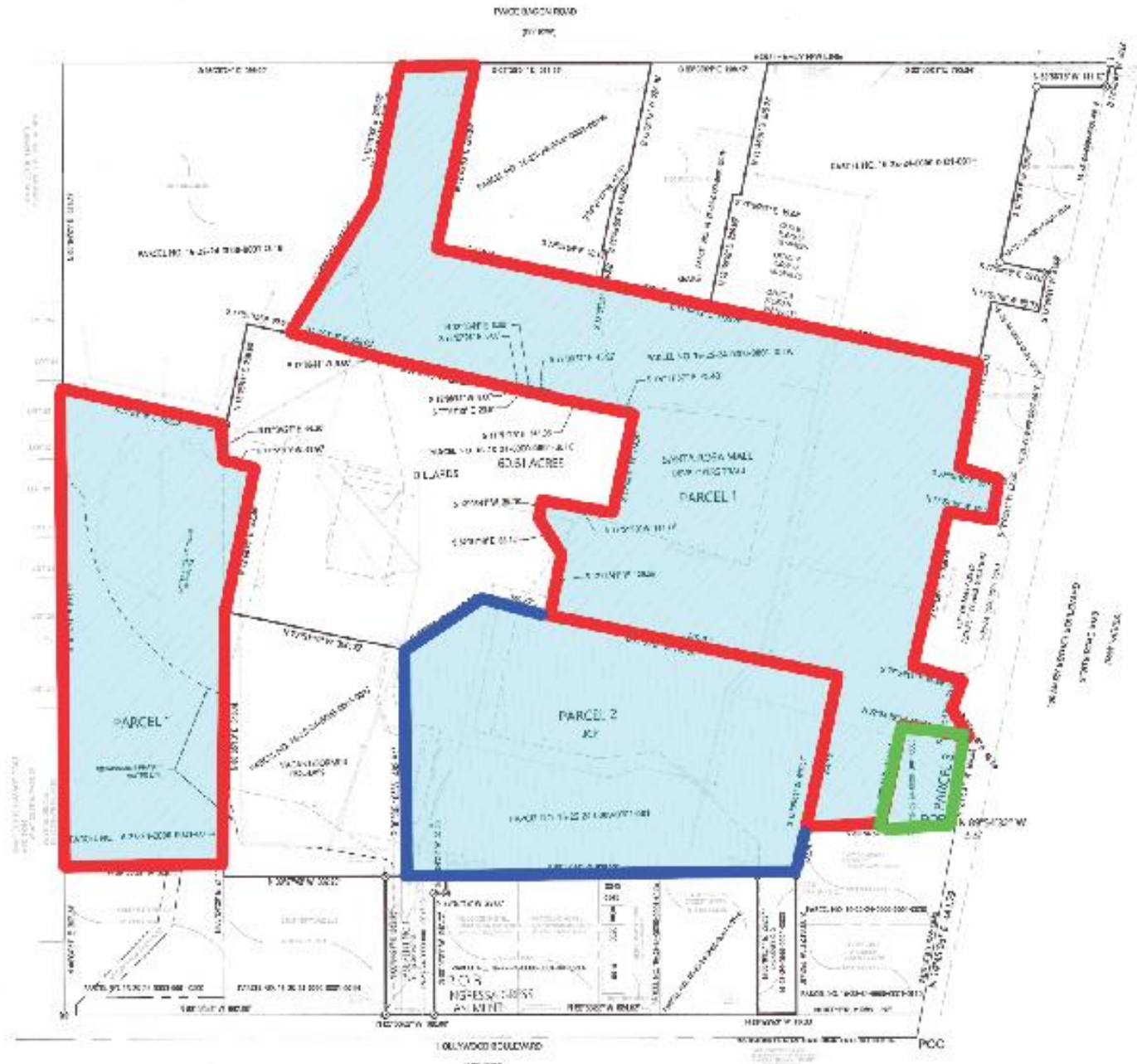
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UNITY OF TITLE

Background

Unity of Title proposed to integrate Parcels 1, 2, and 3 for unified access, infrastructure, and zoning regulations.



UNITY OF TITLE BOUNDARIES

Questions